

Unit 6A, Quickbury Farm, Hatfield Heath Road, Sawbridgeworth
Herts CM21 9HY

OFFICE TO LET

From 1,847 sq ft (171.65 sq m)



- Fully refurbished office space
- Good parking provision
- Available immediately
- Attractive rural setting but close to Sawbridgeworth station



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Location:

The property is located in an attractive rural setting, half a mile from Sawbridgeworth station. Sawbridgeworth is a Hertfordshire market town with rail connections to London Liverpool Street.

Bishop's Stortford, with a population of circa 40,000, is situated approximately 4 miles to the north and Harlow approximately 3 miles to the south, both with connections to the M11 and wider motorway infrastructure. Stansted Airport is circa 6 miles away.

Description

A single-storey converted barn property which has been fully refurbished to provide mainly open plan office space.

The main area, which provides open plan space for approximately 20 staff, leads through to a meeting room area and thereafter a kitchen/breakout facility and WCs. To the side of the property is a separate room providing a large boardroom area together with further storage.

We understand there is a standard fibre internet connection on the site (not confirmed or tested) and the space is fully air-conditioned with LED lighting.

The property is situated within Quickbury Farm, which has a number of further office occupiers.

Externally there are approximately six parking spaces outside the property and overflow parking in the adjacent car park.

Accommodation:

Approximate internal areas of: **1847 sq ft** **171.65 sq m**

Lease Terms:

The property is available by way of a sub-let of an existing lease at a rent of **£27,750 per annum** on standard commercial fully repairing and insuring terms.

(NB The current occupier would consider offering the space on a serviced basis to include all furniture, fixtures and fittings on a single monthly payment. Please contact the Agent for further details in this regard.)

Business Rates:

The offices are currently unrated.

EPC:

The EPC rating is C - 73

Costs:

Each party to pay their own costs in this matter.



Viewings: For further information please contact:

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